



**AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**OCTOBER 22, 2003**  
**5:00 P.M.**

**ROLL CALL**  
**ALL PRESENT**

**MINUTES REVIEW AND APPROVAL**  
**ITEM 1 APPROVED**

1. [September 24, 2003](#)

**WITHDRAWAL**

2. [2-GP-2003 \(Cattletrack Ranch\)](#) request by Earl Curley & Lagarde PC, applicant, Diann Henderson & AMZ Homes, owners, for a General Plan Character and Design Element Amendment from Rural Character to Suburban Character on a 5.5 +/- acre parcel located at the southwest corner of Cattletrack/Miller Road and Lincoln Drive. **The Applicant has requested the withdrawal of this case.**

**EXPEDITED AGENDA**

**ITEM 3 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER HEITEL**

3. [16-UP-2003 \(Sugar Daddy's\)](#) request by Sugar Daddy's, applicant, Brian Roehrich, owner, for a conditional use permit for Live Entertainment with additional parking on a 1.26 +/- acre parcel located at 7107 E Earll Drive with General Commercial District (C-4) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Brian Roehrich, 602-315-5622.**

**ITEM 4 RECOMMENDED FOR APPROVAL AS AMENDED, 6-0; MOTION COMMISSIONER HEITEL; COMMISSIONER SCHWARTZ ABSTAINING**

4. [18-UP-2003 \(Storage Solutions\)](#) request by DCS LLC, applicant, Addus, owner, for a conditional use permit for internal storage in an existing building on a 1.2 +/- acre parcel located at 6900 E Thomas Road with Central Business District (C-2) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Paul Masse, 480-788-3063.**

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**ITEM 5 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER HEITEL**

5. [23-UP-2003 \(Mountainside Plaza Fitness Center\)](#) request by The Peters Design Group, Inc., applicant, Glenwood Development Company, owner, for a conditional use permit for a health studio on a 3.5 +/- acre parcel located at 10855 N 116th Street (Northeast corner of Shea Blvd & 116th St) with Highway Commercial Planned Community District (C-3 PCD) zoning. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is B.J. Peters, 602-765-8480.**

**REGULAR AGENDA**

**ITEM 6 RECOMMENDED TO DENY, 4-3; MOTION COMMISSIONER HEITEL;  
COMMISSIONER GULINO, COMMISSIONER BARNETT AND COMMISSIONER SCHWARTZ  
DISSENTING**

6. [12-ZN-2003 \(Cattletrack Ranch\)](#) request by Earl Curley & Lagarde PC, applicant, Diann Henderson & AMZ Homes, owners, to rezone from Single Family Residential District (R1-43 & R1-35) to Single Family Residential District, Planned Residential District (R1-35 PRD) with amended development standards on a 5.5 +/- acre parcel located at the Southwest corner of Cattletrack/Miller Road and Lincoln Drive. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Lynne Lagarde, 602-265-0094.**

Comments: To allow construction of 7 single-family homes.

**ITEM 7 RECOMMENDED FOR APPROVAL, 4-3; MOTION COMMISSIONER HEITEL;  
COMMISSIONER GULINO, COMMISSIONER BARNETT AND COMMISSIONER SCHWARTZ  
DISSENTING**

7. [16-ZN-2003 \(Sherwood Heights Overlay\)](#) request by Tom & Billie Young, applicant, to add an overlay zone district (R1- 10 PRD) to restrict the residential building height and reduce the allowable number of stories on approximately 140 acres located (From) the north side of Edgemont Avenue, south to Oak Street from 56th Street to 60 Street with currently Single Family Residential District (R1-10) zoning. Staff contact person is Monique De Los Rios-Urban, 480-312-7898. **Applicant contact person is Jane Reiff, 480-946-7790.**

**ITEM 8 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER HEITEL**

8. [5-ZN-1992#3 \(Boulders Villas\)](#) request by LVA Urban Design Studio, applicant, Wyndham International, owner, for site plan approval per zoning stipulations from 5-ZN-1992 on a 18.1 +/- acre parcel located at the Northeast corner of Westland Road and Scottsdale Road with Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands (PNC, PCD, ESL) and Central Business District, Planned Community District, Environmentally Sensitive Lands (C-2, PCD, ESL) zoning. Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Steven Voss, 480-994-0994.**

Comments: This request is for a revision to the original site plan for 48 live/work units and a relocated maintenance facility within the Boulders Community.

**ITEM 9 CONTINUED TO NOVEMBER 5, 2003, 6-1; MOTION COMMISSIONER STEINBERG;  
COMMISSIONER NELSEN DISSENTING**

9. [11-TA-2000#3 \(Text Amendment/ESLO II\)](#) request by City of Scottsdale, applicant, for a Text Amendment to amend Ordinance 455 (Zoning Ordinance) Article VI. Supplementary Districts., Section 6.1010. Environmentally Sensitive Lands Ordinance (ESLO).; Section 6.1011. Purpose.; Section 6.1050. Intensity of Development.; Section 6.1060. Open Space Requirements.; Section 6.1070. Design Standards.; Section 6.1071. Design Guidelines.; Section 6.1083. Amended

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Development Standards.; Section 6.1090. ESL Submittal Requirements.; Section 6.1091. All Applications. This covers approximately 134 square miles of upper desert and mountain areas of Scottsdale and is located north and east of the Central Arizona Project (CAP) Canal.

**Staff/Applicant contact person is Al Ward, 480-312-7067.**

Comments: The purpose of this Text Amendment is to address concerns expressed by City Council at the April 1, 2003 meeting when the ESLO update was approved.

**MOVED TO EXPEDITED AGENDA**

**ITEM 10 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER HEITEL**

10. [13-ZN-2003 \(Shea & 74th Street\)](#) request by Beus Gilbert PLLC, applicant, Ruby Tuesday Inc, owner, to rezone from Central Business District (C-2) to Highway Commercial (C-3) and approve a development agreement restricting uses on a 2 +/- acre parcel located at 7337 E Shea Boulevard.. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Steve Kim, (702) 990-9900.**

Comments: To rezone in order to allow for an existing restaurant to provide a drive-thru.

**ITEM 11 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER STEINBERG**

11. [14-ZN-2003 \(Northsight Retail Pads\)](#) request by Earl, Curley & Lagarde, applicant, MATC Inc, owner, to rezone from Central Business District (C-2) to Highway Commercial (C-3) on 1 parcel with a total of 1.2 +/- acres located 8796 E Raintree Drive. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Lynn Lagarde, 602-265-0094.**

Comments: To rezone in order to allow for potential restaurant users with drive-thru facilities.

**WRITTEN COMMUNICATION**

**ADJOURNMENT APPROXIMATELY 9:40 PM**

David Gulino, Chairman  
Eric Hess  
Tony Nelssen  
James Heitel

Steve Steinberg, Vice Chairman  
David Barnett  
Jeffrey Schwartz

For additional information, click on the links above to be taken to the [Case Fact Sheets](#).



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.